



CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Consider Initiating the Annexation/Reorganization Proceedings for the Helmle Reorganization Located within the Area Bounded by the Woodbridge Irrigation Canal on the North and East, West Kettleman Lane (Hwy 12) on the South, and Lower Sacramento Road on the West

MEETING DATE: August 4, 1993

PREPARED BY: Community Development Director

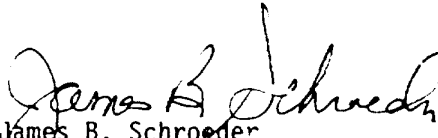
RECOMMENDED ACTION: That the City Council consider initiating the annexation/reorganization proceedings for the Helmle Reorganization located within the area bounded by the Woodbridge Irrigation Canal on the north and east, West Kettleman Lane (Hwy 12) on the south, and Lower Sacramento Road on the west.

BACKGROUND INFORMATION: The proposed Helmle Reorganization includes 21 separate owners and encompasses 108.3 acres.

At its meeting of July 7, 1993 the City Council approved the request of J. Jeffrey Kirt, et al for a General Plan amendment designating a portion of the Helmle addition LDR, Low Density Residential with the Kettleman Lane frontage being designated "O", Office-Institutional. The Council also adopted Ordinance No. 1579 which prezoned portions of the reorganization R-1, Single-Family Residential, R-2, Single-Family Residential or R-C-P, Residential-Commercial Professional.

The prezoning is required by the San Joaquin Local Agency Formation Commission (LAFCO) as the first step in the annexation/reorganization process. It should be noted that LAFCO has urged the City to annex the area encompassed by the Helmle Reorganization in the past.

FUNDING: Application fees.


James B. Schroeder
Community Development Director

JBS/cg

Attachments

APPROVED



THOMAS A. PETERSON
City Manager



recycled paper

CC-1

HELMLE ADDITION REORGANIZATION 108.3± ACRES



This is a detailed plat map of a residential area. The map shows several large lots with zoning designations: R-1, R-2, and R-CF. The R-2 zone is shaded with a stippled pattern. Numerous streets are shown, including Kent Ave., Downing Dr., Royal Crest Dr., Kettleman Ln, Sand Creek Dr., and others. Individual parcels are labeled with their lot numbers, such as 1883, 1848, 1671, 1313, 1291, 1207, 1227, 1106, 1105, 1517, 1574, 1334, 1336, 1337, and 1574. A scale bar at the top left indicates a distance of 1 mile.

М. М. КУЗНЕЦОВ



BAUMBACH & PIAZZA, INC.

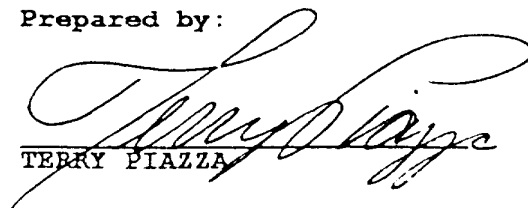
Phone (209) 368-6618

HELMLE ADDITION REORGANIZATION
LEGAL DESCRIPTION

Portions of the South halves of Sections 10 and 11,
Township 3 North, Range 6 East, Mount Diablo Base and
Meridian being more particularly described as follows:

Beginning at a point on the North line of Kettleman Lane, being 1185.7 feet East of the West line of the Southeast quarter of said Section 11, also being the Southeast corner of the Anagnos Addition Reorganization as described in City of Lodi Resolution No. 91-180; thence northerly 943.32 feet to the Northeast corner thereof; thence westerly 1224.58 feet to the Northwest corner thereof; thence along the West line of Lower Sacramento Road 80 feet wide, northerly 353.29 feet more or less to the center line of Taylor Road; thence along the South line of Sunwest IV Reorganization as described in City of Lodi Resolution No. 85-29, the following three courses, easterly along the center line of Taylor Road 40 feet to the center line of Lower Sacramento Road; thence northerly 0.71 feet to the North line of the South half of the Southwest quarter of said Section 11; thence easterly along said line last described 2642.18 feet to the Southeast corner of said Sunwest IV Reorganization and the Southwest corner of the Owens Addition to the City of Lodi as described in City of Lodi Resolution No. 2736; thence easterly along the North line of the South half of the Southwest quarter of said Section 11, 1866 feet more or less to the West line of the Mayer Addition to the City of Lodi as described in City of Lodi Ordinance No. 694; thence southerly along the West line of said Mayer Addition and the West line of the Thirty-Ninth Addition to the City of Lodi as described in City of Lodi Ordinance No. 440, said West lines also being the center line of the Woodbridge Irrigation District Canal, 1295 feet more or less to the North line of Kettleman Lane; thence westerly along the North line of Kettleman Lane being the North line of the Tamba-Grupe Reorganization as described in City of Lodi Resolution No. 80-116 the Lobaugh South Reorganization as described in City of Lodi Resolution No. 81-50, and the Sunwest Plaza Reorganization as described in City of Lodi Resolution No. 90-87, 3304.5 feet to the Point of Beginning and containing 108.3 acres more or less.

Prepared by:


TERRY PIAZZA


JUSTIFICATION OF PROPOSAL
FOR REORGANIZATION OR CHANGE OF ORGANIZATION AFFECTING LOCAL AGENCIES

Filed with:

LOCAL AGENCY FORMATION COMMISSION OF SAN JOAQUIN COUNTY
c/o Gerald F. Scott, Executive Officer
1810 E. Hazelton
Stockton, CA 95205

Phone: (209) 468-3198

Date: July 13, 1993

The undersigned, on behalf of the proponents of the subject proposal, hereby give notice of intention to:

| | |
|--|--|
| <input type="checkbox"/> incorporate a city | <input type="checkbox"/> disincorporate a city |
| <input type="checkbox"/> form a district | <input type="checkbox"/> dissolve a district |
| <input checked="" type="checkbox"/> annex territory to an agency | <input type="checkbox"/> detach territory from an agency |
| <input type="checkbox"/> consolidate existing agencies | |

To further deliberations by the Commission, we submit the following:

1. Three (3) copies of this completed "Justification of Proposal".
2. Fifteen (15) copies of legal metes and bounds description of affected territory consistent with standards acceptable to the County Surveyor's Office.
3. Fifteen (15) copies of maps showing affected territory and affected agencies (maps to be no smaller than 8 1/2" x 11" which is the most preferable size and shall be no larger than 18" x 26").
4. Filing and processing fees in accordance with LAFCO fee schedule.

The following persons (not to exceed three) are to be mailed copies of the Executive Officer's Report and Notice of Commission hearings regarding the subject proposal.

| | | |
|--------------------|-------------------------------------|----------------|
| J. Jeffrey Kirst | P.O. Box 1259, Woodbridge, CA 95258 | (209) 334-0607 |
| (Name) | (Address) | (Phone) |
| Jennifer Perrin | P.O. Box 3006, Lodi, CA 95241-1910 | (209) 333-6702 |
| (Name) | (Address) | (Phone) |
| James B. Schroeder | P.O. Box 3006, Lodi, CA 95241-1910 | (209) 333-6711 |
| (Name) | (Address) | (Phone) |


(Signed)

COMPLETE ALL QUESTIONNAIRE ITEMS

If a question is not applicable to your proposal, you may so state.

1. Local Agency organization changes hereby proposed--designate affected agencies and annexations by name: Helmlie Addition - Withdraw from the Woodbridge Fire District and the Woodbridge Irrigation and Conservation District.
2. Statutory provisions governing proceedings: Local Government Reorganization Act 1985

3. Do proposed boundaries create an island or corridor of unincorporated territory? No.
4. Do proposed boundaries split lines of assessment or ownership? No.
5. Land area affected: Square miles .169 Acres 108.3
6. Population in subject area: 45 Number of registered voters: 34
7. Registered voter density (per acre): .31 Number of dwelling units: 17
8. Estimate of population increase in next 10 years: 1600
9. Present land use of subject area: Limited residential and primarily agriculture.
10. What is the intended development of this area: Low density residential and offices.
11. Present zoning: I-PA Interim Protected Agriculture. (County zoning)
12. Describe proposed zoning changes: R-1 and R-2, Single-Family Residential.
Also RCP, Residential-Commercial-Professional.
13. Assessed value of land: \$ 2,961,270
14. Assessed value of improvements \$ 898,628
15. Value of publicly owned land in area: \$ -0-
16. Governmental services required by this proposal which are not presently available: Municipal sewer, water, storm drainage, City police and fire protection.
17. What alternative measures would provide services listed in Item 16 above? Private well and septic tank. Woodbridge Rural County Fire District and San Joaquin County Sheriff.
18. What modifications must be made to existing utility and governmental facilities to provide services initiated by this proposal? Extensions of sewer, water, storm drainage, and electrical lines; extensions of street, curbs, gutters, and sidewalks.
19. What approximate costs will be incurred in accomplishing requirements of Item 18 above? Exact costs have not been determined.
20. How will such costs be met? Developers will be required to provide all street and utility extensions prior to any construction. Developers will also be required to pay all applicable development impact mitigation fees.
21. Will provisions of this proposal impose greater than normal burden on servicing agency or affected property? No.
22. ☐ Check here if you are submitting further comments and evaluations on additional pages.

Important Notice Regarding Disclosure of Campaign Contributions Made to LAFCO Commissioners on Page 3.

(Rev. 4-85)

HELMLE ADDITION — CITY SERVICE PLAN AND PRIME AGRICULTURAL CONVERSION
STATEMENT.

Enumeration of Services

The City of Lodi provides sanitary sewer, water, storm drainage and electric power, as well as police and fire protection to all parcels within the City limits. Pacific Gas and Electric (P.G. & E.), Pacific Bell, and California Waste Removal provide natural gas, local telephone service, and refuse collection for all parcels within the City limits.

Level and Range of Service

The City of Lodi will provide the full level and range of required urban services. There are existing sanitary sewer, water, and storm drainage lines located within the Lower Sacramento Road and Kettleman Lane/Hwy. 12 right-of-ways. There will also be two major streets traversing the properties in both the east/west (Tienda Drive) and north/south (Mills Avenue) directions. There is an existing storm drainage basin approximately one half of a mile to the south that will serve the project area (G Basin). As stated above, electricity, police, fire, natural gas, refuse collection, and telephone service is available to the properties and will be provided by the City, P.G.&E., California Waste Removal, and Pacific Bell.

Availability of Service

All City and public utility company services are available to the property subject to the developer making the necessary line extensions.

Improvements Required

A routine requirement of the developer is to make any necessary utility and street extensions prior to development of the property. These improvements generally include the following:

1. Sanitary sewer — Extensions of existing lines will be required prior to street improvements which will be necessary for the development of property.
2. Water — Extensions of existing lines will be required prior to street improvements which will be necessary for the development of property.
3. Storm Drainage — Extensions of existing lines will be required prior to street improvements which will be necessary for the development of property. The construction of a planned storm drainage basin (F Basin) approximately one half of a mile to the west of the project may be necessary to serve the project area.

4. Streets – full street improvements on Kettleman Lane, including curb, gutter, sidewalk, and widening of the pavement will be required prior to the development of properties requiring access to this right-of-way. The extension of Mills Avenue and Tienda Drive will also take place prior to the development of properties requiring access to these right-of-ways.

Method of Financing

All required service extensions and other improvements will be done by the developers at their expense. The City may participate in some of the cost if oversized lines are required or improvements are made that benefit surrounding properties. The developer will also be required to pay Development Impact Mitigation Fees to finance capital improvements of new and existing City services.

Statement on the Conversion of Prime Agricultural Land

Development of the Helmle properties will result in the conversion of approximately 108 acres of prime agricultural land, of which approximately 11.5 acres is already developed as residences. The remaining 96.5 acres of land will be used for residential and office development as determined in the City's rezoning of the properties. All of the land in and around the City of Lodi is prime agricultural land; consequently, it is not possible to direct new developments toward non-prime agricultural land.

The Helmle addition is a reasonable extension of the existing City limits. The property is essentially surrounded by the City. Only 353 feet of the 11,627 foot perimeter of the Helmle Addition does not border the City Limits. This 353 feet constitutes the westernmost boundary of the property and fronts on Lower Sacramento Road. The entire southern boundary of the property fronts on Kettleman Lane (Hwy. 12). The entire northern and eastern boundaries front on existing single family housing developments and the Woodbridge Irrigation District Canal levee. The two major arterials, Kettleman Lane and Lower Sacramento Road, provide the properties with access to be served by City and other utilities. The Helmle properties are within the General Plan boundaries of the City and the City's utility system has been designed to serve the properties.

RESOLUTION NO. 93-93

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A RESOLUTION OF THE LODI CITY COUNCIL
FOR APPLICATION TO THE SAN JOAQUIN COUNTY LOCAL AGENCY FORMATION
COMMISSION IN THE MATTER OF THE PROPOSED "HELMLE REORGANIZATION"
ANNEXATION/REORGANIZATION, INCLUDING THE DETACHMENT OF CERTAIN
TERRITORY WITHIN THE AREA PROPOSED FOR ANNEXATION TO THE CITY OF LODI

=====

WHEREAS, this proposal is made pursuant to the Local Government
Reorganization Act; and

WHEREAS, the nature of the proposed change of organization is the
annexation to the City of Lodi of a combined area comprising 108.3
acres more or less adjacent to the City limits located within the area
bounded by the Woodbridge Irrigation Canal on the north and east, West
Kettleman Lane (Highway 12) on the south, and Lower Sacramento Road on
the west; and withdrawal of said 108.3 acres from the Woodbridge Fire
District and the Woodbridge Irrigation and Conservation District,
located within the area to be annexed to the City of Lodi, (APN'S
027-040-10, 11, 12, 16, 17, 32, 63, 64, 65, 66 and APN'S 031-040-07,
08, 09, 10, 11, 12, 13, 14, 15, 16, 19 and 20), as described in Exhibit
A attached hereto and incorporated herein by reference; and

WHEREAS, no other counties, cities, or districts are affected,
and;

WHEREAS, the subject area proposed to be annexed to the City of
Lodi and detached from the Woodbridge Fire District and the Woodbridge
Irrigation and Conservation District is uninhabited; and

WHEREAS, no new districts are proposed to be formed by this
reorganization, and;

WHEREAS, the reasons for this proposal are as follows:

- (1) The uninhabited subject area is within the urban confines
of the City and will generate service needs substantially
similar to that of other incorporated urban areas which
require municipal government service;
- (2) Annexation to the City of Lodi of the subject area will
result in improved economics of scale in government
operations while improving coordination in the delivery of
planning services;
- (3) The residents and taxpayers of the County of San Joaquin
will benefit from the proposed reorganization as a result
of savings to the County by reduction of County required
services in unincorporated but urban oriented area;

- (4) The subject area proposed to be annexed to the City of Lodi is geographically, socially, economically and politically part of the same urban area of which the City of Lodi is also a part;
- (5) The subject area is within the Lodi Sphere of Influence;
- (7) Future inhabitants in the subject area will gain immediate response in regard to police and fire protection, unlimited City garbage and trash collection service, street lighting service, a modern sewer system, other municipal services, and improvement of property values;

NOW, THEREFORE, BE IT RESOLVED by the Lodi City Council that the San Joaquin County Local Agency Formation Commission is hereby requested to approve the proposed "Helmle Reorganization" which includes annexation of a combined 108.3 acres more or less, and detachment from the Woodbridge Fire District and the Woodbridge Irrigation and Conservation District, as described in Exhibit A attached hereto. This all subject to the aforementioned terms and conditions.

Dated: August 4, 1993

=====

I hereby certify that Resolution No. 93-93 was passed and adopted by the City Council of the City of Lodi in a regular meeting held August 4, 1993 by the following vote:

Ayes: Council Members -
Noes: Council Members -
Absent: Council Members -

Jennifer M. Perrin
City Clerk

93-93

RES9393/TXTA.01V



BAUMBACH & PIAZZA, INC.

Phone (209) 368-6618

HELMLE ADDITION REORGANIZATION
LEGAL DESCRIPTION

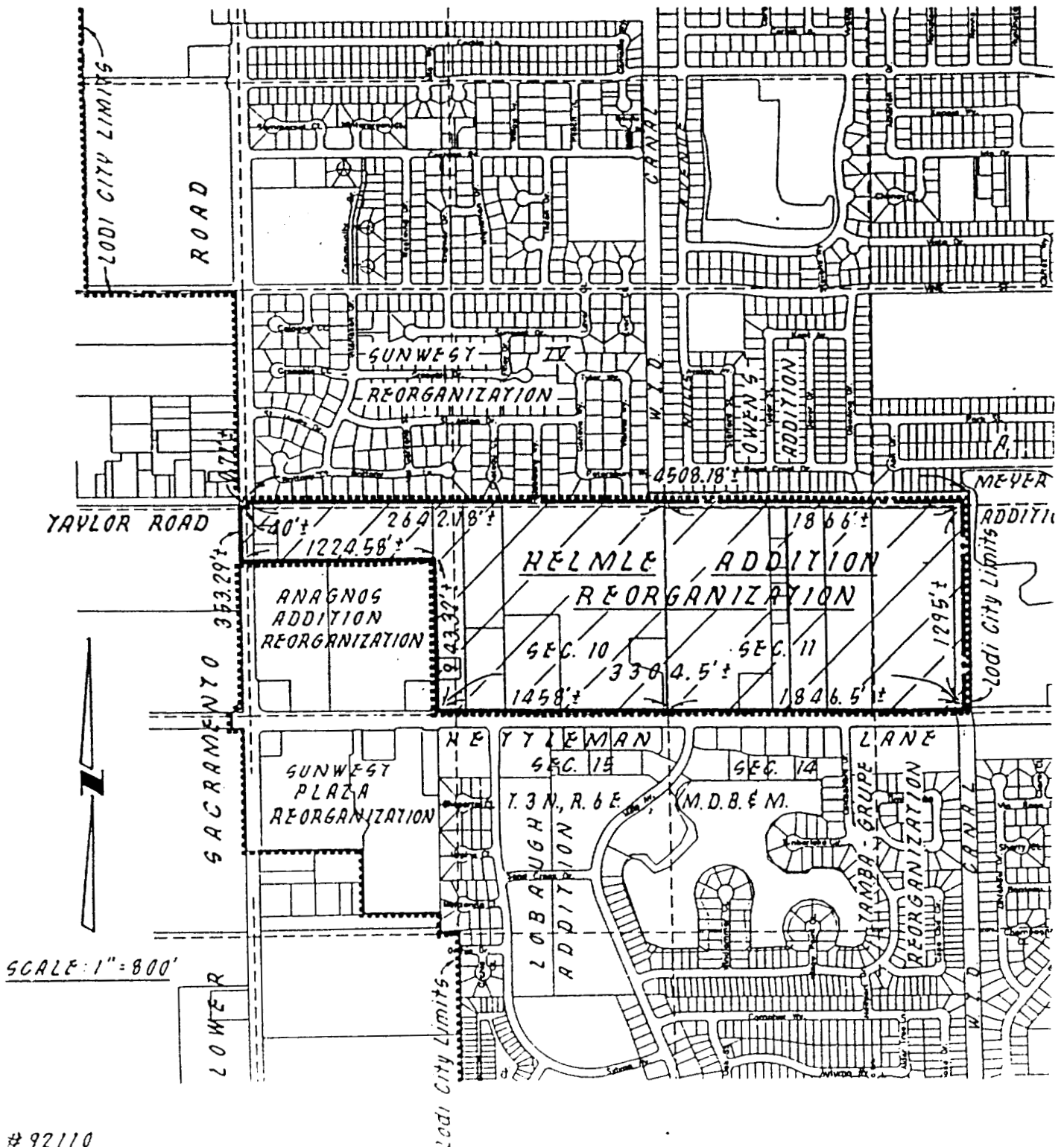
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Prepared by:

TERRY PIAZZA

HELMLE ADDITION REORGANIZATION 108.3± ACRES



This is a detailed plat map of a residential subdivision. The map shows a grid of streets including Vine St, Kent Av, Ludor St, St. Anthony Dr, and others. It features several large lots labeled R-1, R-2, and R-CP, along with smaller lots numbered 1207, 1227, 1291, 1313, 1671, 1701, 1757, 1848, and 1883. The map also shows a large area labeled 'KETTLEMAN LN' and a 'LOWER SCRAWLENT RD' at the bottom. The map is oriented with North at the top.

CITY COUNCIL

PHILLIP A. PENNINO, Mayor
JACK A. SIEGLOCK
Mayor Pro Tempore
RAY C. DAVENPORT
STEPHEN J. MANN
JOHN R. (Randy) SNIDER

CITY OF LODI

CITY HALL, 221 WEST PINE STREET
P.O. BOX 3006
LODI, CALIFORNIA 95241-1910
(209) 334-5634
FAX (209) 331-6795

THOMAS A. PETERSON
City Manager
JENNIFER M. PERRIN
City Clerk
BOB McNATT
City Attorney

August 19, 1993

Mr. Gerald Scott
Executive Officer
Local Agency Formation Commission
1810 East Hazelton Street
Stockton, CA 95205

Dear Mr. Scott:

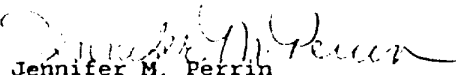
Enclosed herewith please find 4 certified copies of Resolution No. 93-93 - "A Resolution of the Lodi City Council for the Application to the San Joaquin County Local Agency Formation Commission in the Matter of the Proposed 'Helmle Reorganization' Annexation/Reorganization, Including the Detachment of Certain Territory Within the Area Proposed for Annexation to the City of Lodi".

Also enclosed please find the following documents pertaining to this matter:

- a) Three (3) copies of Justification of Proposal.
- b) Fifteen (15) copies of legal meets and bounds description of affected territory consistent with standards acceptable to the County Surveyor's office.
- c) Fifteen (15) copies of maps showing affected territory.
- d) Filing and processing fees in accordance with LAFCO fee schedule (\$3,030.00 - the check will be forthcoming).

Should you need additional information or have any questions regarding this matter, please do not hesitate to call.

Very truly yours,


Jennifer M. Perrin
City Clerk

JMP

Enclosures

cc: James B. Schroeder, Community Development Director

ANNEX.05/TXTA.02J/ANNEX

RESOLUTION NO. 93-93

=====

A RESOLUTION OF THE LODI CITY COUNCIL
FOR APPLICATION TO THE SAN JOAQUIN COUNTY LOCAL AGENCY FORMATION
COMMISSION IN THE MATTER OF THE PROPOSED "HELMLE REORGANIZATION"
ANNEXATION/REORGANIZATION, INCLUDING THE DETACHMENT OF CERTAIN
TERRITORY WITHIN THE AREA PROPOSED FOR ANNEXATION TO THE CITY OF LODI

=====

WHEREAS, this proposal is made pursuant to the Local Government
Reorganization Act; and

WHEREAS, the nature of the proposed change of organization is the
annexation to the City of Lodi of a combined area comprising 108.3
acres more or less adjacent to the City limits located within the area
bounded by the Woodbridge Irrigation Canal on the north and east, West
Kettleman Lane (Highway 12) on the south, and Lower Sacramento Road on
the west; and withdrawal of said 108.3 acres from the Woodbridge Fire
District and the Woodbridge Irrigation and Conservation District,
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027-040-10, 11, 12, 16, 17, 32, 63, 64, 65, 66 and APN'S 031-040-07,
08, 09, 10, 11, 12, 13, 14, 15, 16, 19 and 20), as described in Exhibit
A attached hereto and incorporated herein by reference; and

WHEREAS, no other counties, cities, or districts are affected,
and;

WHEREAS, the subject area proposed to be annexed to the City of
Lodi and detached from the Woodbridge Fire District and the Woodbridge
Irrigation and Conservation District is uninhabited; and

WHEREAS, no new districts are proposed to be formed by this
reorganization, and;

WHEREAS, the reasons for this proposal are as follows:

- (1) The uninhabited subject area is within the urban confines
of the City and will generate service needs substantially
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NOW, THEREFORE, BE IT RESOLVED by the Lodi City Council that the San Joaquin County Local Agency Formation Commission is hereby requested to approve the proposed "Helmle Reorganization" which includes annexation of a combined 108.3 acres more or less, and detachment from the Woodbridge Fire District and the Woodbridge Irrigation and Conservation District, as described in Exhibit A attached hereto. This all subject to the aforementioned terms and conditions.

Dated: August 4, 1993

=====

I hereby certify that Resolution No. 93-93 was passed and adopted by the City Council of the City of Lodi in a regular meeting held August 4, 1993 by the following vote:

Ayes: Council Members - Davenport, Mann, Sieglock, Snider,
and Pennino (Mayor)

Noes: Council Members - None

Absent: Council Members - None

The Foregoing Document Is Certified
To Be A Correct Copy Of The Original
On File In This Office.

Peggy Nicolini
Deputy City Clerk, City Of Lodi

By Peggy Nicolini
Dated: 8-19-93


Jennifer M. Perrin
City Clerk

93-93



BAUMBACH & PIAZZA, INC.

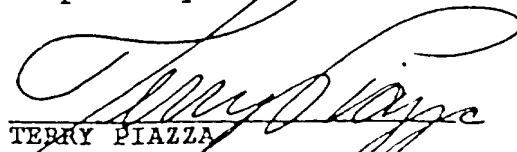
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TERRY PIAZZA


JUSTIFICATION OF PROPOSAL
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Filed with:
LOCAL AGENCY FORMATION COMMISSION OF SAN JOAQUIN COUNTY
c/o Gerald P. Scott, Executive Officer
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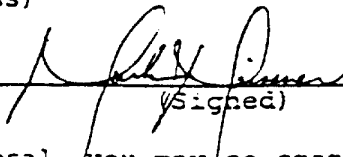
| | |
|--|--|
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| James B. Schroeder | P.O. Box 3006, Lodi, CA 95241-1910 | (209) 333-6711 |
| (Name) | (Address) | (Phone) |


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COMPLETE ALL QUESTIONNAIRE ITEMS

If a question is not applicable to your proposal, you may so state.

1. Local Agency organization changes hereby proposed--designate affected agencies and annexations by name: Helmle Addition - Withdraw from the Woodbridge Fire District and the Woodbridge Irrigation and Conservation District.
2. Statutory provisions governing proceedings: Local Government Reorganization Act 1985

3. Do proposed boundaries create an island or corridor of unincorporated territory? No.
4. Do proposed boundaries split lines of assessment or ownership? No.
5. Land area affected: Square miles .169 Acres 108.3
6. Population in subject area: 45 Number of registered voters: 34
7. Registered voter density (per acre): .31 Number of dwelling units: 17
8. Estimate of population increase in next 10 years: 1600
9. Present land use of subject area: Limited residential and primarily agriculture.
10. What is the intended development of this area: Low density residential and offices.
11. Present zoning: I-PA Interim Protected Agriculture. (County zoning)
12. Describe proposed zoning changes: R-1 and R-2, Single-Family Residential.
Also RCP, Residential-Commercial-Professional.
13. Assessed value of land: \$ 2,961,270
14. Assessed value of improvements \$ 898,628
15. Value of publicly owned land in area: \$ -0-
16. Governmental services required by this proposal which are not presently available: Municipal sewer, water, storm drainage, City police and fire protection.
17. What alternative measures would provide services listed in Item 16 above? Private well and septic tank. Woodbridge Rural County Fire District and San Joaquin County Sheriff.
18. What modifications must be made to existing utility and governmental facilities to provide services initiated by this proposal? Extensions of sewer, water, storm drainage, and electrical lines; extensions of street, curbs, gutters, and sidewalks.
19. What approximate costs will be incurred in accomplishing requirements of Item 18 above? Exact costs have not been determined.
20. How will such costs be met? Developers will be required to provide all street and utility extensions prior to any construction. Developers will also be required to pay all applicable development impact mitigation fees.
21. Will provisions of this proposal impose greater than normal burden on servicing agency or affected property? No.
22. ☐ Check here if you are submitting further comments and evaluations on additional pages.

Important Notice Regarding Disclosure of Campaign Contributions Made to LAFCO Commissioners on Page 3.

(Rev. 4-85)

HELMLE ADDITION -- CITY SERVICE PLAN AND PRIME AGRICULTURAL CONVERSION
STATEMENT.

Enumeration of Services

The City of Lodi provides sanitary sewer, water, storm drainage and electric power, as well as police and fire protection to all parcels within the City limits. Pacific Gas and Electric (P.G. & E.), Pacific Bell, and California Waste Removal provide natural gas, local telephone service, and refuse collection for all parcels within the City limits.

Level and Range of Service

The City of Lodi will provide the full level and range of required urban services. There are existing sanitary sewer, water, and storm drainage lines located within the Lower Sacramento Road and Kettleman Lane/Hwy. 12 right-of-ways. There will also be two major streets traversing the properties in both the east/west (Tienda Drive) and north/south (Mills Avenue) directions. There is an existing storm drainage basin approximately one half of a mile to the south that will serve the project area (G Basin). As stated above, electricity, police, fire, natural gas, refuse collection, and telephone service is available to the properties and will be provided by the City, P.G.&E., California Waste Removal, and Pacific Bell.

Availability of Service

All City and public utility company services are available to the property subject to the developer making the necessary line extensions.

Improvements Required

A routine requirement of the developer is to make any necessary utility and street extensions prior to development of the property. These improvements generally include the following:

1. Sanitary sewer -- Extensions of existing lines will be required prior to street improvements which will be necessary for the development of property.
2. Water -- Extensions of existing lines will be required prior to street improvements which will be necessary for the development of property.
3. Storm Drainage -- Extensions of existing lines will be required prior to street improvements which will be necessary for the development of property. The construction of a planned storm drainage basin (F Basin) approximately one half of a mile to the west of the project may be necessary to serve the project area.

4. Streets -- full street improvements on Kettleman Lane, including curb, gutter, sidewalk, and widening of the pavement will be required prior to the development of properties requiring access to this right-of-way. The extension of Mills Avenue and Tienda Drive will also take place prior to the development of properties requiring access to these right-of-ways.

Method of Financing

All required service extensions and other improvements will be done by the developers at their expense. The City may participate in some of the cost if oversized lines are required or improvements are made that benefit surrounding properties. The developer will also be required to pay Development Impact Mitigation Fees to finance capital improvements of new and existing City services.

Statement on the Conversion of Prime Agricultural Land

Development of the Helmle properties will result in the conversion of approximately 108 acres of prime agricultural land, of which approximately 11.5 acres is already developed as residences. The remaining 96.5 acres of land will be used for residential and office development as determined in the City's rezoning of the properties. All of the land in and around the City of Lodi is prime agricultural land; consequently, it is not possible to direct new developments toward non-prime agricultural land.

The Helmle addition is a reasonable extension of the existing City limits. The property is essentially surrounded by the City. Only 353 feet of the 11,627 foot perimeter of the Helmle Addition does not border the City Limits. This 353 feet constitutes the westernmost boundary of the property and fronts on Lower Sacramento Road. The entire southern boundary of the property fronts on Kettleman Lane (Hwy. 12). The entire northern and eastern boundaries front on existing single family housing developments and the Woodbridge Irrigation District Canal levee. The two major arterials, Kettleman Lane and Lower Sacramento Road, provide the properties with access to be served by City and other utilities. The Helmle properties are within the General Plan boundaries of the City and the City's utility system has been designed to serve the properties.



BAUMBACH & PIAZZA, INC.

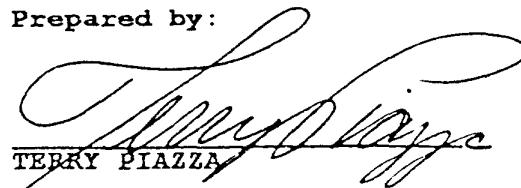
Phone (209) 368-6618

HELMLE ADDITION REORGANIZATION
LEGAL DESCRIPTION

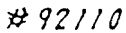
Portions of the South halves of Sections 10 and 11,
Township 3 North, Range 6 East, Mount Diablo Base and
Meridian being more particularly described as follows:

Beginning at a point on the North line of Kettleman Lane, being 1185.7 feet East of the West line of the Southeast quarter of said Section 11, also being the Southeast corner of the Anagnos Addition Reorganization as described in City of Lodi Resolution No. 91-180; thence northerly 943.32 feet to the Northeast corner thereof; thence westerly 1224.58 feet to the Northwest corner thereof; thence along the West line of Lower Sacramento Road 80 feet wide, northerly 353.29 feet more or less to the center line of Taylor Road; thence along the South line of Sunwest IV Reorganization as described in City of Lodi Resolution No. 85-29, the following three courses, easterly along the center line of Taylor Road 40 feet to the center line of Lower Sacramento Road; thence northerly 0.71 feet to the North line of the South half of the Southwest quarter of said Section 11; thence easterly along said line last described 2642.18 feet to the Southeast corner of said Sunwest IV Reorganization and the Southwest corner of the Owens Addition to the City of Lodi as described in City of Lodi Resolution No. 2736; thence easterly along the North line of the South half of the Southwest quarter of said Section 11, 1866 feet more or less to the West line of the Mayer Addition to the City of Lodi as described in City of Lodi Ordinance No. 694; thence southerly along the West line of said Mayer Addition and the West line of the Thirty-Ninth Addition to the City of Lodi as described in City of Lodi Ordinance No. 440, said West lines also being the center line of the Woodbridge Irrigation District Canal, 1295 feet more or less to the North line of Kettleman Lane; thence westerly along the North line of Kettleman Lane being the North line of the Tamba-Grupe Reorganization as described in City of Lodi Resolution No. 80-116, the Lobaugh South Reorganization as described in City of Lodi Resolution No. 81-50, and the Sunwest Plaza Reorganization as described in City of Lodi Resolution No. 90-87, 3304.5 feet to the Point of Beginning and containing 108.3 acres more or less.

Prepared by:


TERRY PIAZZA


HELMLE ADDITION
REORGANIZATION
108.3 ± ACRES



Notice of Determination

Appendix H

To: Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

From: (Public Agency) City of Lodi
P.O. Box 3006
(Address)
Lodi, CA 95241-1910

X County Clerk
County of San Joaquin



Subject:

Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

HELMLE ADDITION GENERAL PLAN AMENDMENT, PREZONING AND ANNEXATION

Project Title

| | | |
|---|-------------------------------|-------------------------------|
| -- | Eric Veerkamp | (209) 333-6711 |
| State Clearinghouse Number (If submitted to Clearinghouse) | Lead Agency Contact Person | Area Code/Telephone/Extension |

75.92 acres bounded by the WID Canal on the North and East, State Rte. Hwy 12 on the South,
Project Location (include county) Lower Sacramento Road on the West. San Joaquin County.

Project Description: Annexation of the following parcels: (APN's 027-040-10, 11, 12, 16, 17, 32, 63, 64, 65, 66 and 031-040-07, 08, 09, 10, 11, 12, 13, 14, 15, 16, 19 and 20. General Plan Amendment to redesignate the parcels from PR, Planned Residential, to LDR, Low Density Residential. Prezone the parcels R-2, Single-Family Residential, and R-C-P, Residential-Commercial-Professional.

This is to advise that the City of Lodi has approved the above described project on
June 16, 1993 and has made the following determinations regarding the above described project
(Date)

1. The project ☐ will ☒ will not have a significant effect on the environment.
2. ☐ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
☒ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures ☒ were ☐ were not made a condition of the approval of the project.
4. A statement of Overriding Considerations ☐ was ☒ was not adopted for this project.
5. Findings ☐ were ☒ were not made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval is available to the General Public at:

| | | |
|---------------------------|---------------|-------------------|
| | June 18, 1993 | Assistant Planner |
| Signature (Public Agency) | Date | Title |

Date received for filing at OPR:

Revised October 1989

NEGATIVE DECLARATION

Notice is hereby given that the City of Lodi Planning Department has determined that the following proposal will have no "Significant Impact on the Environment". Supporting documentation is available in the form of a "Preliminary Environmental Assessment" and is available for public review in the Planning Department Office, City Hall Building, 221 W. Pine Street. Anyone wishing to appeal the issuance of this Declaration to the Planning Commission may do so no later than the date indicated as "Last date to Appeal".

Date Jan. 20, 1993 Project Title: HELMLE ADDITION

Responsible Agency: Lodi Planning Dept. Contact Person: Eric Veerkamp

NAME OF PERSON, FIRM, OR AGENCY UNDERTAKING PROJECT:

J. Jeffrey Kirst, et al.

Address: P.O. Box 1259 City: Woodbridge 95258 County: San Joaquin

Area Code: (209) Phone: 334-0670

PROJECT DESCRIPTION OF NATURE, PURPOSE, AND LOCATION

The applicant is requesting annexation of 22 parcels of land, APN's 027-040-10, 11,

12, 16, 17, 32, 63, 64, 65, 66 and 031-040-07, 08, 09, 10, 11, 12, 13, 14, 15, 16,

19 and 20 to the City. The applicant is requesting a General Plan designation of

LDR and O, and a rezoning to R-2 and R-C-P. The land, bounded by the WID canal on

the east and north, by State Rte. Hwy. 12 on the south, and by S. Lower Sacramento

Rd. on the west, is intended for single-family homes and commercial/professional uses.

Project Location City

LODI

Project Location County

SAN JOAQUIN COUNTY

Last Date to Appeal:

March 5, 1993

Address Where Preliminary Environment
Assessment is Available:

LODI CITY PLANNING DEPT.
221 W. Pine St., Lodi, CA 95240
Phone: (209) 334-5634

Environmental Assessment
INITIAL STUDY

1. PROJECT TITLE Helmle Addition
2. LOCATION Generally bounded by the WID Canal on the North and East sides, St. Rt. Highway 12 on the South, and South Lower Sacramento Rd. on the West
3. PROJECT DESCRIPTION: This project involves the annexation of 22 parcels of land (approximately 99 acres) to the City of Lodi and a General Plan Amendment from PR (Planned Residential) and O (Office) to LDR (Low Density Residential) and O (Office). In addition, a rezoning to R-2 (Single Family) and R-CP (Residential-Commercial Professional) is necessary.
4. General Plan Designation (A) Existing (City), (B) Proposed
(A) PR, Planned Residential and O, Office (B) LDR, Low Density Residential and O, Office
5. Site Description and surrounding land use: The site of the proposed project is mostly agriculture (grapes) with 16 homes, one business (fruit stand) and a church. The site is bordered on the south directly across St. Rt. Highway 12 by commercial/professional uses, on the west across S. Lower Sacramento Rd. by agriculture, on the north by single-family homes, and on the east across the WID irrigation canal by Lodi's Municipal Service Center and maintenance yard. In addition, a 20 acre shopping center is proposed adjacent to the south-west corner of the project area.
6. Zoning (A) Existing (County), (B) Proposed
(A) I-PA, Interim Protected Agriculture (B) R-2, Single Family, and RCP, Residential-Commercial- Professional

Will the Project Have a Significant Effect
Through Any of the Following Impacts?

7.
 - a. Substantial alteration of natural topography, soil or subsoil features? NO
 - b. Substantially degrade surface or ground water quality? NO
 - c. Substantially deplete surface or ground water resources? NO
 - d. Substantially interfere with ground water flow or recharge? NO
 - e. Cause a significant affect related to flood, erosion or siltation? NO
 - f. Substantial interference with the habitat of any species of fish, wildlife or plant? NO
 - g. Violate ambient air quality standards or create substantial air emissions or objectionable odors?
NO
 - h. Substantially increase ambient noise or glare level for adjoining areas? NO
 - i. Substantial reduction of existing cropland? MAYBE
 - j. Expose individuals or property to geologic, public health, traffic, flood, seismic or other hazards?
NO
 - k. Have a substantial, demonstrable, negative aesthetic effect? NO
 - l. Result in the disruption or alteration of an archeological, historical or paleontological site? NO
 - m. Cause or allow substantial increase in consumption in any natural resources? NO
 - n. Results in the use or waste of substantial amounts of fuel or energy? NO
 - o. Necessitate major extensions of water, sewer, storm drain, electrical lines or public roads? YES
 - p. Substantial increase in demand for or utilization of public services such as schools or fire or police protection? YES
 - q. Substantially change transportation patterns related to existing traffic load, street capacity, parking availability or traffic safety? YES

- r. Induce substantial growth, concentration or displacement of population? YES
- s. Result in an alteration or conflict with existing or planned land uses? NO
- t. Conflict with adopted plans, goals or policies of the City of Lodi? NO

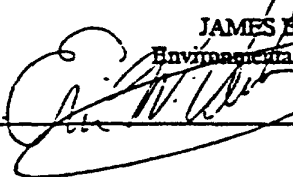
Impacts of the project and their magnitude:

See attached.

Mitigation Measures to Reduce Possible Adverse Impacts Identified by Initial Study:

See attached

RECOMMENDATION: Negative Declaration

By  JAMES B. SCHROEDER
Environmental Review Officer
Date 01/20/93

Helmle Addition, General Plan Amendment, and Prezone
Environmental Assessment- Initial Study

Impacts of the project and their magnitude:

i. Lodi's General Plan has identified the conversion of prime agricultural land as an adverse impact of development. This project will convert some prime agricultural land to urban uses; however, of all the annexations to the City of Lodi, this one is the most logical considering its isolation from other San Joaquin County agricultural lands. The parcels which together make up this project constitute a peninsula of San Joaquin County bordered on all sides except a portion of the west by the City of Lodi.

The city's General Plan specifies that it shall encourage the preservation of agricultural uses surrounding the city and that support of agricultural uses shall continue until such time that urban development is imminent. Policies in the conservation element of the General Plan are aimed at delaying the loss of prime agricultural lands and facilitating such uses. Some of these policies include adopting a "right to farm" ordinance for adjacent landowners, establishing buffer zones between urban uses and agricultural uses, and designating an open space greenbelt around the urbanized area of the city. It is reasonable to expect that this land could not feasibly continue as an agricultural use because of the existing surrounding commercial and residential uses. In light of this, the impacts of the conversion of this farmland are deemed to be less than significant.

o. Required system-wide improvements necessary to serve this annexation have been accounted for in the General Plan. For this project, such improvements include, enlarging the existing drainage basin south of Century Blvd. (G Basin) to add needed capacity and extending new water, sewer, and electrical lines to serve the annexed properties. The city periodically prepares new public works capital improvement needs assessment studies to insure that required services will always be sufficient to meet the increased demand on water, sewer, storm drain, and electrical services.

The city assesses residential and commercial development on a "fair share" basis in order to provide necessary service extensions. The additional service extensions will be developed in accordance with the city's master plan for development and the impacts are therefore mitigated to less than significant.

p. The city will assess fees on a "fair share" basis on all new development to fund any required additional police and fire services. The city endeavors to maintain a staff ratio of 3.1 police officers per 1,000 population with response times averaging three (3) minutes for emergency calls and 40 minutes for non emergency calls. The city will also add personnel, equipment, or facilities necessary to maintain a minimum three (3) minute travel time for fire calls. Such efforts mitigate the impacts on police and fire services to less than significant. Additionally, confusion by emergency personnel regarding the location of these properties when responding to a call further justify annexation to the city.

The city will assist the Lodi Unified School District with the siting of school facilities to insure optimum placement and will require developers to coordinate their efforts with the LUSD in an attempt to minimize or prevent school overcrowding. The city supports efforts by the Lodi Unified School District to collect school facility fees which are assessed on new development to provide the necessary facilities.

q. The city periodically updates public works capital improvements needs assessment studies to insure that new facilities called for in the General Plan Circulation Element remain consistent with the city's growth projections. A traffic fee schedule applied to new developments, and state and federal funds where appropriate will pay for needed new traffic infrastructure to meet the increased demand.

r. The city's General Plan is based on a two (2) percent limit on annual housing growth. Development will be regulated based on a building permit allocation system so as not to exceed two percent growth in any given year. Since this annexation is consistent with the General Plan's intent for residential and commercial development and will not exceed the growth limitations, the impacts are deemed to less than significant.

RESOLUTION NO. 93-93

=====

A RESOLUTION OF THE LODI CITY COUNCIL
FOR APPLICATION TO THE SAN JOAQUIN COUNTY LOCAL AGENCY FORMATION
COMMISSION IN THE MATTER OF THE PROPOSED "HELMLE REORGANIZATION"
ANNEXATION/REORGANIZATION, INCLUDING THE DETACHMENT OF CERTAIN
TERRITORY WITHIN THE AREA PROPOSED FOR ANNEXATION TO THE CITY OF LODI

=====

WHEREAS, this proposal is made pursuant to the Local Government Reorganization Act; and

WHEREAS, the nature of the proposed change of organization is the annexation to the City of Lodi of a combined area comprising 108.3 acres more or less adjacent to the City limits located within the area bounded by the Woodbridge Irrigation Canal on the north and east, West Kettleman Lane (Highway 12) on the south, and Lower Sacramento Road on the west; and withdrawal of said 108.3 acres from the Woodbridge Fire District and the Woodbridge Irrigation and Conservation District, located within the area to be annexed to the City of Lodi, (APN'S 027-040-10, 11, 12, 16, 17, 32, 63, 64, 65, 66 and APN'S 031-040-07, 08, 09, 10, 11, 12, 13, 14, 15, 16, 19 and 20), as described in Exhibit A attached hereto and incorporated herein by reference; and

WHEREAS, no other counties, cities, or districts are affected, and;

WHEREAS, the subject area proposed to be annexed to the City of Lodi and detached from the Woodbridge Fire District and the Woodbridge Irrigation and Conservation District is uninhabited; and

WHEREAS, no new districts are proposed to be formed by this reorganization, and;

WHEREAS, the reasons for this proposal are as follows:

- (1) The uninhabited subject area is within the urban confines of the City and will generate service needs substantially similar to that of other incorporated urban areas which require municipal government service;
- (2) Annexation to the City of Lodi of the subject area will result in improved economics of scale in government operations while improving coordination in the delivery of planning services;
- (3) The residents and taxpayers of the County of San Joaquin will benefit from the proposed reorganization as a result of savings to the County by reduction of County required services in unincorporated but urban oriented area;

- (4) The subject area proposed to be annexed to the City of Lodi is geographically, socially, economically and politically part of the same urban area of which the City of Lodi is also a part;
- (5) The subject area is within the Lodi Sphere of Influence;
- (7) Future inhabitants in the subject area will gain immediate response in regard to police and fire protection, unlimited City garbage and trash collection service, street lighting service, a modern sewer system, other municipal services, and improvement of property values;

NOW, THEREFORE, BE IT RESOLVED by the Lodi City Council that the San Joaquin County Local Agency Formation Commission is hereby requested to approve the proposed "Helmle Reorganization" which includes annexation of a combined 108.3 acres more or less, and detachment from the Woodbridge Fire District and the Woodbridge Irrigation and Conservation District, as described in Exhibit A attached hereto. This all subject to the aforementioned terms and conditions.

Dated: August 4, 1993

=====

I hereby certify that Resolution No. 93-93 was passed and adopted by the City Council of the City of Lodi in a regular meeting held August 4, 1993 by the following vote:

Ayes: Council Members - Davenport, Mann, Sieglock, Snider,
and Pennino (Mayor)

Noes: Council Members - None

Absent: Council Members - None


Jennifer M. Perrin
City Clerk

93-93

civil engineers



BAUMBACH & PIAZZA, INC.

EXHIBIT A

323 West Elm Street
Lodi, California 95240

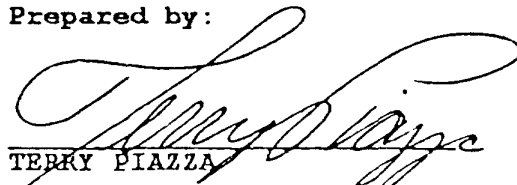
Phone (209) 368-6618

HELMLE ADDITION REORGANIZATION LEGAL DESCRIPTION

Portions of the South halves of Sections 10 and 11,
Township 3 North, Range 6 East, Mount Diablo Base and
Meridian being more particularly described as follows:

Beginning at a point on the North line of Kettleman Lane, being 1185.7 feet East of the West line of the Southeast quarter of said Section 11, also being the Southeast corner of the Anagnos Addition Reorganization as described in City of Lodi Resolution No. 91-180; thence northerly 943.32 feet to the Northeast corner thereof; thence westerly 1224.58 feet to the Northwest corner thereof; thence along the West line of Lower Sacramento Road 80 feet wide, northerly 353.29 feet more or less to the center line of Taylor Road; thence along the South line of Sunwest IV Reorganization as described in City of Lodi Resolution No. 85-29, the following three courses, easterly along the center line of Taylor Road 40 feet to the center line of Lower Sacramento Road; thence northerly 0.71 feet to the North line of the South half of the Southwest quarter of said Section 11; thence easterly along said line last described 2642.18 feet to the Southeast corner of said Sunwest IV Reorganization and the Southwest corner of the Owens Addition to the City of Lodi as described in City of Lodi Resolution No. 2736; thence easterly along the North line of the South half of the Southwest quarter of said Section 11, 1866 feet more or less to the West line of the Mayer Addition to the City of Lodi as described in City of Lodi Ordinance No. 694; thence southerly along the West line of said Mayer Addition and the West line of the Thirty-Ninth Addition to the City of Lodi as described in City of Lodi Ordinance No. 440, said West lines also being the center line of the Woodbridge Irrigation District Canal, 1295 feet more or less to the North line of Kettleman Lane; thence westerly along the North line of Kettleman Lane being the North line of the Tamba-Grupe Reorganization as described in City of Lodi Resolution No. 80-116, the Lobaugh South Reorganization as described in City of Lodi Resolution No. 81-50, and the Sunwest Plaza Reorganization as described in City of Lodi Resolution No. 90-87, 3304.5 feet to the Point of Beginning and containing 108.3 acres more or less.

Prepared by:


TERRY PIAZZA

